



May 13, 2013

Mr. Charles R. Noll
County of York
28 East Market Street
York, PA 17401

Re: Appraisal Report:
Office Building
1 Marketway West
City of York
York County, Pennsylvania
Tax Parcel No. 3-40-1-1

Dear Mr. Noll:

Pursuant to your request, we are happy to submit a proposal for a Commercial Summary Appraisal Report on the above referenced property. The purpose of this analysis is to estimate the market value of the subject's unencumbered fee simple interest. The report is to be used by you to render guidance for your internal portfolio management purposes for a potential sale.


The appraisal will be prepared according to your guidelines. The appraisal will also conform to the Uniform Standards of Appraisal Practice (USPAP) adopted by the Appraisal Foundation and the standards of the Appraisal Institute.

Our fee for the Commercial Summary Appraisal Report will be \$1,400.00. We will furnish you three copies of the report as well as an electronic copy in PDF format. An invoice for the total appraisal fee will be presented upon delivery the report. Payment will be due within 15 days.

In the event we are called upon, voluntarily or otherwise, to testify in court or deposition regarding the appraisal report herein, the client agrees to pay an additional sum of \$100 per hour plus usual and customary expenses.

We will proceed with the preparation of this report upon receipt of a signed copy of this proposal. Completion of the appraisal can be expected within 3 weeks, provided we receive from you or the property owner, in a timely manner, any relevant information needed for the preparation of the report. Please call if you have any questions about anything contained in this letter.

Yours truly,



Gerald H. Austin, Jr., GA-003701
PA Certified General Appraiser

Engagement Letter Accepted,

Charles R. Noll
County of York